



## CITY OF EUREKA

### PUBLIC WORKS DEPARTMENT

531 K Street • Eureka, California 95501-1146 • Fax 707-441-4202

Administration: 707-441-4203 • Engineering: 707-441-4194

Building: 707-441-4155 • Utility Operations: 707-441-4364

[publicworks@ci.eureka.ca.gov](mailto:publicworks@ci.eureka.ca.gov) • [www.ci.eureka.ca.gov](http://www.ci.eureka.ca.gov)

January 30, 2019

R09-19-A-005

Noemi Emeric-Ford  
600 Wilshire Blvd. Suite 940  
Los Angeles, CA 90017

Dear Ms Emeric-Ford;

The City of Eureka is pleased to submit our proposal to the United States Environmental Protection Agency for a FY19 EPA Brownfields Community-Wide Assessment Grant for mixed hazardous substances and petroleum.

The EPA funds will be used to perform Phase I and Phase II assessments on properties throughout Eureka focusing on previous industrial areas that are currently blighted and under-utilized along Eureka's Waterfront including the Balloon Track Target Area. These funds will assist the City in identifying and addressing contamination on properties located in these economically distressed areas that could be redeveloped as mixed-use, residential, retail affordable housing developments or open space as well as opportunities for natural resource enhancement.

The City of Eureka recognizes that transitioning the region's economy will be a time and resource intensive process, these funds will aid in our collective efforts to return abandoned or blighted properties to productive use, to enhance natural habitats and to attract investment in the City of Eureka and Humboldt County.

Thank you for your consideration of our request. Should you have any questions, please feel free to contact me at 707.441.4031 (e-mail [jwillor@ci.eureka.ca.gov](mailto:jwillor@ci.eureka.ca.gov)).

Sincerely,

Jesse Willor  
City Engineer – City of Eureka

Enclosures: Brownfields Assessment Grant Application

**Engineering**

Construction  
Development  
Transportation

**Field Operations**

Water Distribution  
Wastewater Collection  
Equipment Operations

**Building**

Construction Regulation  
Code Enforcement

**Utility Operations**

Water and Wastewater Treatment  
Stormwater  
Pretreatment



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### City of Eureka - Narrative Information Sheet

#### Required Information:

1. Applicant: City of Eureka  
531 K Street - 3rd Floor  
Eureka, California 95501-1146  
DUNS Number: 0962354450000
2. Funding Request:
  - a. Assessment Grant Type: \_\_\_\_\_ Community-Wide
  - b. Federal Funds Requested: \_\_\_\_\_ \$300,000
  - c. Contamination: \_\_\_\_\_ Both - Hazardous Substances (\$270,000),  
and Petroleum (\$30,000)
3. Location: City of Eureka, Humboldt County, California
5. Contacts:
 

a. Project Director Jesse Willor, Deputy Director, Public Works 531 K Street - 3rd Floor Eureka, California 95501 (707) 441-4031 <a href="mailto:jwillor@ci.eureka.ca.gov">jwillor@ci.eureka.ca.gov</a>	b.) Chief Executive Greg Sparks City Manager 531 K Street, Room 208 Eureka, California 95501 (707) 441-4144 <a href="mailto:gsparks@ci.eureka.ca.gov">gsparks@ci.eureka.ca.gov</a>
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6. Population: City of Eureka: 27,177 (July 1, 2017 est. - [www.census.gov](http://www.census.gov))

#### 7. Other Factors

#### Page #

Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4

#### 8. Letter from the State Regulatory Agencies...(Attached)

##### Engineering

Construction  
Development  
Transportation

##### Field Operations

Water Distribution  
Wastewater Collection  
Equipment Operations

##### Building

Construction Regulation  
Code Enforcement

##### Utility Operations

Water and Wastewater Treatment  
Stormwater  
Pretreatment



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Acting Director  
700 Heinz Avenue  
Berkeley, California 94710-2721



**Gavin Newsom**  
Governor

January 28, 2019

Noemi Emeric-Ford  
Regional Brownfields Coordinator  
USEPA Southern California Field Office  
600 Wilshire Blvd., Suite 1460  
Los Angeles, California 90017  
[Emeric-ford.noemi@epa.gov](mailto:Emeric-ford.noemi@epa.gov)

Dear Ms. Emeric-Ford:

The California Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substances release sites in California including ones located in Eureka and Humboldt County. DTSC fully supports the City of Eureka's application for a \$300,000 Community-wide U.S. EPA Brownfields Assessment Grant.

The City of Eureka proposes to use the funds to perform Phase I and Phase II environmental assessments on properties in Eureka focusing on blighted and under-utilized properties along the Waterfront Drive and the Balloon Track Target Area. The City of Eureka's intent is to redevelop the properties as mixed-use, residential, including affordable housing developments, retail, and supportive open space, including a bike path to address safety concerns for bicyclist now riding on Highway 101. By taking a community-wide approach, the City of Eureka will be able to identify and begin addressing environmental concerns in this important part of the city.

We appreciate the opportunity to voice our support for this crucial funding. Please contact me at (510) 540-3832 or [mark.piros@dtsc.ca.gov](mailto:mark.piros@dtsc.ca.gov) if you have any questions.

Sincerely,

Mark Piros, Acting Branch Chief  
Berkeley Cleanup Operations Branch  
Site Mitigation and Restoration Program

cc: Doug Umland  
City of Eureka  
[dumland@ci.eureka.ca.gov](mailto:dumland@ci.eureka.ca.gov)

Jesse Willor  
City of Eureka  
[jwillor@ci.eureka.ca.gov](mailto:jwillor@ci.eureka.ca.gov)

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## North Coast Regional Water Quality Control Board

January 8, 2019

Noemi Emeric-Ford  
U. S. Environmental Protection Agency, Region 9  
Brownfield Program  
[Emeric-Ford.Noemi@epa.gov](mailto:Emeric-Ford.Noemi@epa.gov)

Dear Ms. Emeric-Ford:

Subject: U. S. Environmental Protection Agency Brownfield Assessment Grant  
City of Eureka, California, Community-Wide Assessment  
Letter of Acknowledgement

The California Regional Water Quality Control Board, North Coast Region, has lead regulatory responsibility for investigation and remediation at contaminated sites in Eureka, California. Through various initiatives, the Regional Water Board works cooperatively with state and local agencies to foster Brownfields redevelopment and achieve cost-effective, successful assessment of sites, while safeguarding public health and the environment.

The Regional Water Board acknowledges and supports the City of Eureka's efforts to apply for and obtain a FY19 federal community-wide brownfields assessment grant. City staff has been in contact with this office about the planned assessment activities.

We appreciate the opportunity to voice our support of this funding. Please contact me if you have any questions at (707) 570-3767 or [Craig.Hunt@waterboards.ca.gov](mailto:Craig.Hunt@waterboards.ca.gov).

Sincerely,

Craig S. Hunt, Ph.D., P.E.  
Senior Water Resource Control Engineer  
Site Cleanup Unit Supervisor

cc: Doug Umland, City of Eureka, [dumland@ci.eureka.ca.gov](mailto:dumland@ci.eureka.ca.gov)  
Jesse Willor, City of Eureka, [jwillor@ci.eureka.ca.gov](mailto:jwillor@ci.eureka.ca.gov)



**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30 Points)**

**1.a. Target Area and Brownfields (15 points)**

**1.a.i Background and Description of Target Area (5 points)**

Eureka is 270 miles north of San Francisco, 150 miles west of Redding, and 400 miles south of Portland, Oregon. Eureka (population 27,177) is the largest city in the north coast region of California. The combined population of Eureka and surrounding unincorporated communities (the Greater Eureka Area) is approximately 50,000, making Eureka the second largest urban area in the geographic northern half of the state.

Founded in 1850, Eureka has always been a coastal port city and the area's economic hub. In the earliest days of western settlement, the primary way to access Humboldt County was via ship into Eureka. Eureka was a primary port serving the gold rush. The era of logging naturally grew as an industry supporting early mining efforts and the development and growth of Eureka and the Greater Eureka economic centers, leading to Eureka becoming a major exporting center. Eureka's prominence as a logging and shipping port increased exponentially once the railroad came to the north coast with railroad tracks and rail infrastructure installed along the entire waterfront in Eureka. Fishing followed timber as a regional economic driver. In Eureka, both the timber and commercial fishing industries declined after the Second World War. A surplus in the domestic markets caused the timber market to turn to foreign markets at an increased shipping cost. The local industry never recovered. In 1990, the global market declined and the local small mills declared bankruptcy. In commercial fishing, regulations, economics, and overfishing resulted in local vulnerability to unexpected events and a steep decline in the amount of fish harvested.

The decline of the region's timber and fishing industries resulted in the closure of numerous lumber milling operations, and other industrial operations, and cessation of rail operations. The ultimate abandonment of railroad infrastructure and closure of timber/fishery operations resulting in a corridor of deteriorated, abandoned, and underutilized properties along the Eureka Waterfront. The hazardous waste, heavy metals, petroleum, and other contaminants, related to these historic operations restrict use and development of Eureka's Waterfront area. Current blight conditions identified in the Waterfront Area include: Stagnant and unproductive condition of properties within the Project Area, especially former rail road infrastructure, former lumber mill sites, which due to improper utilization of the land, resulted in developmental constraints such as contaminated soil, groundwater and perceived impacts; and Economic blight is revealed in a declining economic base, lack of investment or reinvestment in some portions of the Project Area and the existence of long-term vacant sites and underutilized structures. The Target Area lay between Highway 101 and the Humboldt Bay shoreline and includes the intermittent corridor of blighted properties that runs from Herrick Ave./Pound Rd. at the south end of Eureka, north and northeast to the Eureka Public Marina, then bends northeast and east, between Waterfront Dr./1st Street to the Eureka Slough. Nearly the entire target area is adjacent to Humboldt Bay and includes areas within federally designated flood plain. The Target Area consists of 225 acres of underutilized parcels with an additional 265 acres of underutilized property with green space potential, some of which are part of existing or planned revitalization and/or restoration programs.

**1.a.ii. Description of the Priority Brownfield Site(s) (10 points)**

The Priority Brownfield site is the Balloon Track located adjacent to Waterfront Rd. and adjacent to Humboldt Bay and includes areas within federally designated flood plain. The site was originally owned by Northwestern Pacific Railroad Company (NPRC) some time prior to 1921. In 1988 Southern Pacific Transportation Company (SPTC) bought the properties until UPRR acquired SPTC in 1996. In 2006, CUE VI purchased the properties from UPRR. Commonly referred to as the Balloon Track, the sites represent the largest undeveloped property within Eureka and have been unused for over 30 years.

Today the Balloon Track is comprised of nine (9) parcels, and makes up a portion of the former UPRR Eureka Rail Yard including the General Petroleum parcel, located adjacent and east of Waterfront Drive, north of Washington Street, and west of Broadway Street in Eureka, California.

The Balloon Track is vacant, and the buildings that were once present have been removed. Concrete foundations were left behind and still exist on site. Prominent features currently remaining on site are the former roundhouse foundation, the former turntable, the communication tower, and the containment wall and foundation of the former 650,000-gallon AST (Figure 2). In addition, debris, including scrap metal and loose railroad ties, are present at various locations across the Site. The Site is located on relatively flat ground with minimal topographic relief. Site elevations

are about 8 to 12 feet with some fill mounds reaching up to about 15 feet. The ground surface at the Site is covered with a variable thickness of fill. The Balloon track has perimeter drainage ditches to the southeast, south and west that either pond and infiltrate into soil/groundwater or drain into Clark Slough (within federally designated flood plain) which is known to have contaminant impacts.

Since 1974, there have been several state regulatory directives from the Regional Water Quality Control Board (RWQCB) addressing contamination at these properties followed by numerous investigations and remediation activities. Remedial activities have been conducted on the priority sites based on the findings of the historical investigations. In June 1988, four USTs previously used to store gasoline and ranging in capacity from 600 to 2,500 gallons were removed from the Site. A survey was conducted to identify potential hazardous materials for disposal in 1989. In September 1989, approximately 980 gallons of potentially hazardous materials were containerized and removed from the Site for proper disposal. Approximately 3,500 gallons of oily wastewater was transported to a licensed recycling facility in 1990 for disposal. Interim remediation conducted in September 2002 included the excavation of approximately 700 cubic yards of soil containing metals at concentrations exceeding Total Threshold Limits Concentration (TTL) criteria. The excavation areas were south of the former roundhouse building and south of the former turntable location. In October 2006, around the time the current owner (CUE VI) of the priority sites acquired the properties, a perimeter fence was installed to establish site control and general solid waste, including sharps and debris, were removed for the site. In 2009, CUE VI submitted a supplemental interim remedial action (IRAP) plan to the RWQCB. During the public comment period, the CUE VI submitted an Environmental Impact Report for a Marina Center Mixed Use Development Project. A Draft Interim Remedial Action Workplan for Soil (IRAW) was submitted by CUE VI in December 2010. Following a lawsuit in 2011 regarding the IRAW, CUE VI shelved its Marina Center development plans. Since then the only regulatory actions have been in pursuit of costs recovery and annual estimations of RWQCB efforts. This priority site presents a threat to both the environment and human health, which will be reduced through the remediation and redevelopment. Also, traffic congestion along the Broadway and 4th/5th St couplet resulted in 77.9 bicycle fatalities and injuries per 100,000 population over the last five years, which is 2.1 times more than Humboldt County and 2.3 times more than California rates. Redevelopment of the Balloon Track will likely include the Caltrans Waterfront Drive Revitalization Project which will connect two sections of road to Waterfront Drive (through the Balloon Track) to complete the alternate route parallel to Highway 101 with pedestrian and bicycle facilities. The goal of redeveloping the Balloon track as part of the project is to increase economic opportunities for the City of Eureka while concurrently reducing the number of transportation related accidents, injuries, and fatalities.

## **1.b. Revitalization of the Target Area (9 points)**

### **1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (5 points)**

Eureka is committed to the development of underutilized and contaminated properties along its waterfront. The City has revitalization vision and strategy contained in the **General Plan 2040** to improve the quality of life for Eureka's residents, businesses and employees, and visitors through positive actions to attract, retain, and expand businesses within the City. This will result in increase property taxes and more open spaces. This is accomplished through four sub-goals: 1) maintain and create high quality jobs; 2) build Eureka's community assets; 3) create a diverse and resilient economy; and 4) strengthen the city's revenue base. Assessment of underutilized and contaminated properties along the City's Waterfront area will help better understand what obstacles exist and provide a plan to remove them.

The redevelopment goal for the priority brownfield site (Balloon Track) is to become a high quality mixed-use commercial district, emphasizing retail shopping and service commercial uses supplemented by upper floor office and residential uses. Development will be driven by the goal of expanding the look and feel of Old Town to the west. The above redevelopment strategy aligns with and advances Eureka's land use and revitalization plan as shown in the recently prepared **General Plan 2040**, which contains the following language: "The Marina District. Commonly referred to as the Balloon Track, the Marina District represents the largest undeveloped property within the City. Previously occupied by the Union Pacific Railroad, the site has been unused for over 30 years. This area is envisioned to

become a substantial high quality mixed-use commercial district, emphasizing retail shopping and service commercial uses supplemented by upper floor office and residential uses. Development will be driven by the goal of expanding the look and feel of Old Town to the west, instead of expanding the look and feel of Broadway to the north."

Also contained within the **General Plan 2040** are the following policies and goals that aligns well with the proposed redevelopment strategy:

**Policy E-3.14 Development of Contaminated Properties.** Work with property owners, regulatory agencies, and other stakeholders to facilitate the cleanup, remediation, and containment of environmental contamination on properties and the subsequent redevelopment of those underutilized properties that are hindered by contamination. Give special emphasis to waterfront properties.

**Goal HS-3 Safe production, use, storage, transport, treatment, and disposal of hazardous materials and hazardous waste.**

**Policy HS-3.3 Remediation.** Continue to work with property owners affected by toxic contamination to identify cost-effective approaches to remediation of contaminated soils and develop unified strategies to address the cleanup of large areas (e.g., the Westside Industrial Area).

Additionally, current Caltrans and City of Eureka Transportation Planning activities are targeted in the Broadway and Waterfront Drive corridor. Past, present, and planned studies aim to evaluate ways to increase pedestrian, bicycle and driver safety, add non-motorized facilities and reduce congestion, creating an economic substrate in order to create abundant opportunities to facilitate the establishment and expansion of key job and revenue generating uses within the City. Eureka will continue to work with property owners, regulatory agencies, and other stakeholders to develop unified strategies to facilitate assessment, remediation, and containment of environmental contamination on properties over large areas, and the subsequent redevelopment of those underutilized properties that are hindered by contamination; giving special emphasis to waterfront properties. Eureka will promote and facilitate a culture of safe production, use, storage, transport, treatment, and disposal of hazardous materials and hazardous waste.

**1.b.ii. Outcomes and Benefits of Redevelopment Strategy (4 points)**

By removing environmental roadblocks, the proposed Target Area and revitalization plans will stimulate economic development in the Eureka Waterfront including the Marina District by eliminating and reducing many aspects of visual, economic, physical and social blight presently existing within Target Area. Additionally, the project aligns with the Blight and the Economic Development Strategic Plan Infill strategies –development and increased use of vacant and underutilized commercial and industrial lands: Development and increased use of these lands would have several potential benefits, including cleanup of contaminated industrial sites, allowing commercial development, development of recreational property (greenways), or other property used for nonprofit purposes, job and income creation, and the generation of tax revenue from increased sales of goods and services. Revitalization of blighted commercial and industrial areas improves Eureka's overall economic development potential. The removal of blight and contamination makes an area more attractive to investment and results in increased adjacent property values. Redeveloping brownfield sites, vs. greenfield or "sprawl" development, enables conservation of undeveloped land and habitat at the urban fringe. Reducing greenfield development and repurposing brownfields for residential and other uses is the most land-efficient way to accommodate population growth.

The currently proposed redevelopment of the Balloon Track (Priority Brownfield Site) includes extending roadways into the property and connecting, "Koster" and "Waterfront Drive" with "4th St. and 6th or 7th St. would open up the remainder of the acreages to be used for economic/community development (extension of Old Town mixed-use development for business, jobs, community services) along with parks and open space. The extended roadways through the site are proposed to use approximately thirty solar powered LED street lights on Waterfront Drive that will be installed. The solar powered lights will reduce reliance on electricity from the grid and improve energy efficiency. Overall, the proposed project will reduce greenhouse gases by providing a less congested option for local vehicle traffic on a parallel route to Highway 101. Diverting motorized traffic will result in less start-and-stop traffic and congestion on the current motorized route (Highway 101), through the City of Eureka. The density and urban location of this brownfield area will reduce demand for transportation, resulting in energy savings and reduced



emissions. Brownfield redevelopment reduces transportation- related VMT (vehicle miles travelled) and GHG (greenhouse gas) emissions per capita by 20-57% relative to conventional Greenfield development.

**1.c. Strategy for Leveraging Resources (6 points)**

**1.c.i. Resources Needed for Site Reuse (4 points)**

The owner of the Balloon Track has indicated a willingness to donate the roadway easement that would bisect his property if the Cities Brownfields effort resulted in remedial/development plan acceptable to the public and regulatory agencies. The easement is 7.8 acres and represents a value of \$781,446. If the City receive funding for the project, they will also fund two additional Phase I ESAs in the Target area with their own funds as part of this project. Eureka is eligible for monetary funding from other sources, and the extent to which the grant will stimulate the availability of additional funds for environmental assessment or remediation, and subsequent reuse of the priority site(s). Sources of additional funding include EPA, Caltrans, *California State Coastal Conservancy; California Boating and Waterways; Land and Water Conservation; Recreational Trails Program; Youth Soccer and Recreation Program; Proposition 68 Grants; Housing Related Parks Program; and CDBG*. *Eureka's waterfront area is eligible for New Markets Tax Credits and is now considered an "Opportunity Zone" which allows Investments made by individuals through special funds in these zones and would be allowed to defer or eliminate federal taxes on capital gains. As an "Opportunity Zone" the City will be eligible for EDA funds which can be used for cleanup in some cases.*

**1.c.ii. Use of Existing Infrastructure (2 points)**

Assessment, remediation, and reuse of existing industrial sites that were the location of former railroad facilities, and lumber mills will make use of existing infrastructure including water, sewer, power, and telephone. Reuse of former industrial sites avoids installation of new infrastructure (water, stormwater, sewer, and power) by developing in undeveloped areas (Greenfields) or other communities. The entire Target Area is serviced by municipal infrastructure, which will be maintained and used in redevelopment projects.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20 Points)**

**2.a. Community Need (12 points)**

**2.a.i. The Community's Need for Funding (3 points)**

The waterfront historic district of the Eureka Downtown has economically never recovered from the decline of timber and fishing industries. Eureka with a population of only 27,177 remains a tourist destination with little resemblance to the bustling origins of timber and fishing. The residual economic impact of the decline is still present in Eureka as seen in a low per capita income of \$23,749 only 76% of national average, and a very high poverty rate of 22.8%, which is 185% of the national average (Census Bureau Quickfacts 2010 ([www.census.gov](http://www.census.gov))). The combination of low population, low incomes, high poverty rate, and diminished economic capacity, limit the ability to attract traditional developers and investors willing to invest in properties with environmental legacies or environmental stigma.

**2.a.ii. Threats to Sensitive Populations (9 points)**

**(1) Health or Welfare (3 points)**

According to the Eureka Public Works department, homeless/transient persons are more prevalent in these long-term vacant sites and underutilized structures (brownfields), precipitating increased crime rates including drug use and homicides.

Many of the former industrial sites along Eureka's waterfront, including these priority sites, are a potentially significant source of exposure to hazardous substances for very low income and homeless people who regularly frequent or camp on the sites illegally. For much of the last 25 years a significant number of Eureka's homeless population has utilized former industrial sites as areas to engage in illegal activities, including substance abuse, camping, vandalism and numerous other behaviors. Because of their presence on the site, they are much more likely to have high incidences of exposure to the hazardous substances.

The welfare statistics below demonstrate other factors holding the City hostage to variables that make it difficult for community members adjacent to these properties to get out of poverty or overcome violence and health threats.

<u>Humboldt County</u> % of female population 18-64 living in poverty	46% (National 14% <sup>1</sup> )
<u>Humboldt County</u> % of children 0-18 living in poverty	53% (National 11.6% <sup>1</sup> )

Source - ( Humboldt County Maternal Child and Adolescent Health Community Profile 2017-18)

<sup>1</sup><https://www.census.gov/library/publications/2017/demo/p60-259.html>  
<https://www.census.gov/library/publications/2017/demo/p60-259.html>

2017- Eureka Shelters and Transitional Housing Only Inventory indicated 432 beds available and at time of the inventory, the shelters were an average of 87% with several shelters over 100% capacity, which indicates a large homeless population and the need for additional shelter space. Shelter facilities are located on margin of the Target Area. Currently the abandoned underutilized properties in the Target Area have become gathering areas and encampments for transients and homeless residents.

The outcome from the Eureka Brownfields assessments and remedial planning is that properties will be positioned for redevelopment into commercial or greenspace properties. As the development occurs, it will have a positive impact on employment, and wages and poverty rates among sensitive populations (woman and children). As economic activity increases, poverty levels will decrease, there are increased opportunity for jobs and income, which will likely reduce crime rates, drug use, and drug use resulting deaths.

## **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 points)**

The Office of Environmental Health Hazard Assessment (OEHHA), on behalf of the California Environmental Protection Agency (CalEPA), developed the California Communities Environmental Health Screening Tool (CalEnviroScreen) as a screening methodology that is used to identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen results for the census tract (6023000100) that contains the Target Area and Priority Site indicate that the incidence of asthma ranks in the 86th percentile, low birth weight ranks in the 81st percentile, and cardiovascular rate ranks in the 78th percentile. These relatively high ranks for health conditions may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. Humboldt also has high rates of deaths related to drugs and alcohol as seen below;

2011-2015 Drug Related Mortality Humboldt County

300% of California Rate

2011-2015 Alcohol Related Mortality Humboldt County

194% of California Rate

Source-(Key Indicators for Humboldt County Mortality and Morbidity Related to Alcohol and Other Drug (AOD) Use and Abuse, 2011-2015, April 2016)

As an additional adverse health condition, the corridor of Highway 101 and Eureka city streets remains a deadly nexus of pedestrians and highway traffic.

<u>Location</u>	Pedestrian	Bicyclist
Eureka	113.1	77.9
Humboldt	44.8	36.4
California	35.9	33.3

Assessing the magnitude on contaminants at sites and performing remedial planning will result in the removal or isolation of hazardous materials and reduce their impact on Eureka residents. Cleanup of contamination at brownfield sites has been shown to ensure better health, including reduced cancer risk, for the surrounding community. Brownfield cleanups that occur at a community-wide or regional scale, public health benefits are compounded, including reducing healthcare costs and making communities more resilient.

## **(3) Economically Impoverished/Disproportionately Impacted Populations (3 points)**

As in most urbanized areas, low income and minority communities suffer a disproportionate share of exposure to hazardous substances in Eureka. Many of these substances are still found on former railroad and industrial sites in the target area, which are now surrounded by residential, commercial and other uses. Crime rates are high in Eureka as seen below:

2016 Violent Crimes Rate in Eureka

242% of US average

2016 Property Crime Rate in Eureka

281% of US average

2016 Assault Rate in Eureka

229% of US average

Source-(<http://www.city-data.com/crime/crime-Eureka-California.html>)

CalEnviroScreen results for the census tract (6023000100) that contains the Target Area and Priority Site indicate that the poverty ranks in the 82nd percentile, unemployment is in the 74th percentile and housing burden is in the 84th percentile. These statistics indicate that the impacted population within the Target Area is economically impoverished

This project will identify hazards and implement remedial planning which will result in hazard reduction through remediation and site redevelopment in the Target area.

**2.b. Community Engagement (8 points)**

**2.b.i. Community Involvement (5 points)**

The Eureka community is involved in environmental activities. Protecting water quality in Humboldt Bay and surface water tributaries is a shared community goal. There is community support and interest in developing the waterfront and specifically the Balloon as demonstrated by previous planning efforts that received much public input. Given the interest by these community groups, keeping the community engaged will not be difficult. Other community groups have indicated interest by providing letters of support for this proposal including:

<b>Partner Name</b>	<b>Point of Contact (name, phone)</b>	<b>Specific Role in the Project</b>
Humboldt County Division of Environmental Health	Melissa Martel, Director, 707 445-6215	<ul style="list-style-type: none"> <li>• Participate in the community outreach process,</li> <li>• Attend community meetings and be involved in making decisions on the site selection process;</li> <li>• Provide technical support and review as site assessments are performed, and</li> <li>• Advocate on behalf of the Brownfield Assessment Grant Program</li> </ul>
Humboldt County Associations of Governments	Marcella Clem, Executive Director, 707-444-8208	Interested Community Group, Potential Funding Partner
California Department of Transportation	Matthew K. Brady, District Director, 707-441-4693	<ul style="list-style-type: none"> <li>• State Agency, Potential Funding Partner</li> <li>• Will be involved in decisions regarding cleanup, and future redevelopment of the priority brownfield site</li> </ul>
California State Coastal Conservancy	Joel Gerwem, Project Manager, 510-286-1015	Interested Community Group, Funding Partner, will be involved in making decisions with respect to future redevelopment of the priority brownfield sites
Humboldt Bay Harbor, Recreation and Conservation District	Larry Oetker, Executive Director, 707-443-0801	Local Agency, Potential Funding Partner

**2.b.ii. Incorporating Community Input (3 points)**

The plan for involving the community includes several avenues of communication to inform the community and solicit public input and involvement. There will be minimum of 4 community meetings for this project. The 1st community meeting will include a description of the project and present the results of the Site Inventory process and discuss the next phase. This workshop will introduce the project to the public, define project parameters, inform the community of project opportunities and constraints, and solicit opinions from the community to help guide the tasks to come. The additional meetings will be held at crucial phases of the project. The final community workshop will disseminate the report and present outputs of the assessment project. Community meetings have been successful in the past for similar projects.

Eureka's recently approved **General Plan 2040** was the result of extensive public input, and discussion. The result of that process is a community vision for redevelopment specific to the Priority Brownfield site (Balloon Track) ***"This area is envisioned to become a substantial high-quality mixed use commercial district, emphasizing retail shopping***

*and service commercial uses supplemented by upper floor office and residential uses.* This Brownfields revitalization project is the direct result of community input.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (35 Points)**

#### **3.a. Description of Tasks and Activities (15 points) Project Implementation (10 points)**

**Task 1–Community Outreach and Engagement-**(Schedule in the table below) The public outreach component of the project will include stakeholder and public meetings used to introduce the Brownfields program, outline the scope of the projects, and provide updates regarding the progress of Phase I and II ESAs, the Balloon Track, and Remediation, Reuse, and Redevelopment Plans. City Council will be periodically updated on the project.

**Task 2–Site Inventory and Selection-**An inventory of petroleum-impacted and hazardous waste sites within the City will assist in identifying areas of concern and potential sites for Phase I and II ESAs. To complete this task, the City shall review publicly available information and access environmental databases available for desktop review. The City will enter this information into a GIS database that can be used to identify potential “at risk” properties and to list project sites that are worthy of moving forward under this grant.

**Task 3–Phase I ESAs (seven sites)-**Sites identified during the inventory (Task 2) will be ranked according to level of contamination and potential for redevelopment. The City shall identify the highest priority sites to conduct Phase I ESAs. Phase I ESAs will be completed for seven (7) sites selected. The Phase I ESAs shall be completed in accordance with the All Appropriate Inquiries (AAI) standards. The Phase I ESAs will review site-specific information that is available, conduct site reconnaissance, and confer with appropriate regulatory agencies. This will result in a “ranking” of the sites by potential for suspected contaminants and development potential. The City anticipates conducting a public meeting following completion of the Phase I ESA program to update the City and community on the proposed site investigations.

#### **Task 4a & 4b–Petroleum and Hazardous Materials Phase II ESAs**

**Task 4a–Petroleum Phase II ESAs (one sites)-**Once petroleum impacted sites have been prioritized, the EPA-required, site-specific plans for two sites shall be prepared. The field investigation activities to be completed will include permitting, drilling, test pitting, sample collection, and laboratory testing. Upon completion of the Phase II work at the petroleum-impacted sites, a report of findings for each site will be prepared and submitted to the City for review and comment. These reports will summarize the key findings from the Phase I investigations and Phase II activities, the results of the investigation, and recommendations, if appropriate. Each report will be organized in accordance with EPA reporting requirements and will include a site conceptual model.

**Task 4b–Hazardous Materials Phase II ESAs (three sites)-** Once hazardous materials impacted sites have been prioritized, the EPA-required, site-specific plans for three sites shall be prepared. The field investigation activities to be completed will include permitting, drilling, test pitting, sample collection, and laboratory testing. Upon completion of the Phase II work at the hazardous waste-impacted sites, a report of findings for each site will be prepared and submitted to the City for review and comment. These reports will summarize the key findings from the Phase I investigations and Phase II activities, the results of the investigation, and recommendations, if appropriate. Each report will be organized in accordance with EPA reporting requirements and will include a site conceptual model.

**Task 5–Balloon Track Phase I/II ESAs and Remediation, Reuse, and Redevelopment Planning-**Phase I and II ESA activities will be completed at the Balloon Track property. A data gap analysis will be included in the Phase I ESA. Following completion of the Phase II ESA, an evaluation of remediation options (if necessary) will be completed to assist with reuse and redevelopment planning for the site.

**Task 6–Remediation, Reuse, and Redevelopment Planning-**Based on the results of the Phase II ESA investigations, City staff will select two sites for remedial action planning. A Remedial Action Plan (RAP) shall be prepared for each site with a selected remedy that will depend upon the proposed reuse of the site, and the anticipated timeline that the City would like to see the site remediated. An analysis of Brownfields cleanup alternatives (ABCA) will be prepared for each site, which can then be used to pursue EPA Brownfields remediation funds. The City anticipates conducting one (1) additional public meeting at this time. The purpose of this meeting would be to update the community with regard to findings and the next steps.

## Narrative (continued)

**Task 7–Project Management**–Project management and oversight include contractor assisted grant management, status reports, and budget tracking. Contracting, budget management, and scheduling of subcontractors (drillers, excavators (test pits), and analytical laboratory).

**Task 8–Grant Administration**–The City of Eureka will perform Grant Administration activities including programmatic management of the grant, including performance reporting and environmental oversight. City staff plan to attend one national and one regional Brownfields conferences during the grant period.

### **Task/Activity Lead (5 points)**

The City of Eureka, informed by community input, will direct all grant activities with the technical support of an environmental consultant subcontractor. The North Coast Regional Water Quality Control Board (NCRWQCB) will oversee and approve sub-surface assessment workplans and Remedial Action Plans (RAPs). The NCRWQCB is aware of the proposed project and has provided a letter of support. NCRWQCB staff will review, comment, and approve site characterization workplans and Remedial Action Plans. Petroleum sites with underground storage tanks will also be regulated by NCRWQCB

### **3.b. Cost Estimates and Outputs (15 points)**

Hazardous Materials									
		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8
Budget Categories		Community Outreach and Engagement	Site Inventory and Selection	Phase I ESAs	Phase II ESAs	Balloon Track Phase I/II ESAs, Remediation, Reuse, and Redevelopment Planning	Remediation, Reuse, and Redevelopment Planning	Project Management	Project Administration
Direct Cost	Personnel								
	Fringe Benefits								
	Travel								\$ 5,000
	Equipment								
	Supplies	\$ 2,000							
	Contractual	\$ 12,000	\$ 7,000	\$ 49,000	\$ 90,000	\$ 80,000	\$ 20,000	\$ 5,000	
	Other								
	Total Direct Cost	\$ 14,000	\$ 7,000	\$ 49,000	\$ 90,000	\$ 80,000	\$ 20,000	\$ 5,000	
Total Indirect Cost									
Total Budget		\$ 14,000	\$ 7,000	\$ 49,000	\$ 90,000	\$ 80,000	\$ 20,000	\$ 5,000	\$ 5,000
Hazardous Materials Total Total									
Petroleum									
Budget Categories		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8
Direct Cost	Personnel								
	Fringe Benefits								
	Travel								
	Equipment								
	Supplies								
	Contractual				\$ 30,000				
	Other								
	Total Direct Cost	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	
Total Indirect Cost									
Total Budget					\$ 30,000				
Petroleum Total Total									
Total Total									
\$ 270,000									

### **Task 1–Community Outreach and Engagement**

Contractual Cost (120 hours at an a\$100 per hour)-\$12,000

Supplies for meetings-copies, production, handouts-\$2,000

### **Task 2–Site Inventory and Selection**

Contractual Cost (70 hours at an a\$100 per hour)-\$7,000

### **Task 3–Phase I ESAs (seven sites)**

Contractual Cost (7 Phase I ESAs at \$7,000 each)-\$49,000

### **Task4a & 4b–Petroleum and Hazardous Materials Phase II ESAs**

Contractual Cost (1 Phase II ESA–Petroleum at \$30,000)( 3 Phase II ESA–Haz Mat at \$30,000)Total-\$120,000

### **Task 5–Balloon Track Phase I/II ESAs and Remediation, Reuse, and Redevelopment Planning**

Contractual Cost (Phase I ESA at \$10,000, Phase II ESA at \$45,000, Remediation Planning at \$30,000)-\$85,000

**Task 6–Remediation, Reuse, and Redevelopment Planning**

Contractual Cost (2 Remedial Plans at \$10,000 each)-\$20,000

**Task 7–Project Management**

Contractual Cost -\$5,000

**Task 8–Grant Administration**

Travel expenses two meetings \$2,500 each

**Outputs (5 points)**

Outputs from specific tasks are provided below:

Task 1 Community Outreach and Engagement	<ul style="list-style-type: none"> <li>• Agendas (minimum of 4 stakeholder and public meetings).</li> <li>• Information packets (minimum of 4 stakeholder and public meetings).</li> <li>• Notes and documentation (up to 4 stakeholder and public meetings).</li> </ul>
Task 2 Site Inventory and Selection	<ul style="list-style-type: none"> <li>• Final site inventory</li> <li>• Documentation of site selection process</li> </ul>
Task 3 Phase I ESAs	<ul style="list-style-type: none"> <li>• Final Phase I ESA Reports (7)</li> </ul>
Task 4a Petroleum Phase II ESAs	<ul style="list-style-type: none"> <li>• Final Phase II ESA Reports (1)</li> </ul>
Task 4b Hazardous Materials Phase II ESAs	<ul style="list-style-type: none"> <li>• Final Phase II ESA Reports (3)</li> </ul>
Task 5 Balloon Track Phase I/II ESAs and Remediation, Reuse, and Redevelopment Planning	<ul style="list-style-type: none"> <li>• Phase I ESA with data gap analysis</li> <li>• Workplan with SAP, HASP, QAPP</li> <li>• Phase II ESA Report of Findings</li> <li>• Remediation, Reuse, and Redevelopment Plan</li> </ul>
Task 6 Reuse, and Redevelopment Planning	<ul style="list-style-type: none"> <li>• Remediation, Reuse, and Redevelopment Plans (2)</li> <li>• Analysis of Brownfields cleanup alternatives (2)</li> </ul>
Task 7 Project Management and Oversight	<ul style="list-style-type: none"> <li>• Project Status Reports</li> <li>• Budget Reports</li> </ul>
Task 8 Grant Administration	<ul style="list-style-type: none"> <li>• Quarterly Reports</li> <li>• Financial Reports</li> </ul>

Schedule for completion is provided below:

Task	Scope of Work Element	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
1	Community Outreach and Engagement	X	X	X	X	X	X	X	X	X	X	X	
2	Site Inventory and Selection	X	X	X									
3	Phase I ESAs		X	X	X	X							
4a	Petroleum Phase II ESAs				X	X	X						
4b	Hazardous Materials Phase II ESAs				X	X	X						
5	Balloon Track Phase I/II ESAs and Remediation, Reuse, & Redevelopment Planning	X	X	X	X	X	X	X	X	X	X		
6	Remediation, Reuse, & Redevelopment Planning						X	X	X	X	X		
7	Project Management	X	X	X	X	X	X	X	X	X	X	X	X
8	Grant Administration	X	X	X	X	X	X	X	X	X	X	X	X

**3.c. Measuring Environmental Results (5 points)**

A progress report will be prepared on a quarterly basis, which will evaluate compliance with the approved scope, schedule. Outputs will be tabulated including: number of public meetings, number of Phase I ESAs, number of QAPPs, number of Phase II ESAs that have been completed, and number of Remedial Action Plans completed. Outcomes will be tracked and measured by tabulating the number of properties that have benefited from the project and are better positioned for development. The number of properties that complete redevelopment that were aided by this project will be tabulated. Outputs and outcomes will be tabulated and provided in the quarterly progress reports and in



ACRES. City staff will develop a project specific calendar to keep track of milestones and keep the project on schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15 Points)**

**4.a. Programmatic Capability (9 points)**

**4.a.i. Organizational Structure (5 points)**

Mr. Jesse Willor, PE, (City Engineer, 13 years experience), assisted by Mr. Doug Umland P.G., (23 years experience), (City Project Manager), will be the City lead and will coordinate hiring of and management of a qualified environmental subcontractor. The City of Eureka has the programmatic and administrative capacity to successfully manage and complete the grant within the 5-year period of performance as demonstrated by their successful management of over 50 grants from individual funding sources totaling over 16 million dollars in the past 5 years. The successful management of over 50 grants in the past 5 years demonstrates the efficiency and effectiveness of Eureka's organizational structure administration that has resulted in timely and successful expenditure of funds to complete all technical, administrative and financial requirements. Key staff that manage that area of contract administration include Deputy Director of Public Works and a Publics Works Project Manager and a cumulative 36 years of contract management experience.

**4.a.ii. Acquiring Additional Resources (4 points)**

The City of Eureka has the ability and contracting experience to hire an environmental consultant (subcontractor) following City procurement procedures. Within the region, numerous qualified environmental consulting firms will likely respond to a City developed RFP. The Finance Department with the City of Eureka ensures compliance with 2 CFR 400, and recent procurement policy updates meet or exceed the standards of the federal guidelines. In addition, the City completes an annual financial audit. Through a competitive bidding and procurement process, the City will select a subcontractor in accordance with federal procurement regulations.

**4.b. Past Performance and Accomplishments (6 points)**

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (6 points)**

**(1) Accomplishments (3 points)**

The City of Eureka has received two EPA Brownfields Grants, one for cleanup of the Old Carson Mill site and one for the Foundry Area. Both of these projects are located on the waterfront in areas of the City that were highly industrialized. The following table contains information about the accomplishments of each of the two previous Brownfields grants:

Grant Title and Number	Number of Sites Assessed or Remediated	Remediated Media Removed from the Site
2003-5 Foundry Area EPA Brownfields, BF-97971501-0	One Site	Impacted soil-1,200 tons, Steel Debris-270 cu yds lbs, Concrete Debris-450 cu yds
2006-8 Brownfields EPA Old Carson Mill-clean up, BF-98939501-1	One Site	Impacted soil-850 tons, Wood waste-15 cu yds, Water (dewatering) 1,600gal, Steel Debris 3,400 lbs, Concrete Debris 14,400 lbs

**(2) Compliance with Grant Requirements (3 points)**

During the two grant periods, the City completed all quarterly reports and complied with all reporting requirements in the grant conditions. There were no significant deviations from the original cleanup plans in the cleanup activities performed under this grant, and the cleanups were consistent with all EPA standard measures of success. The City has been compliant with the work plan, schedule, terms and conditions and has submitting the required reports to the Brownfields Case Officer as required.

FY 2019 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS  
HAZARDOUS SUBSTANCES AND PETROLEUM SUBSTANCES  
COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

City of Eureka

Narrative Attachment 1 – Threshold Documentation

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**THRESHOLD DOCUMENTATION**

**1. Applicant Eligibility**

The City of Eureka is an eligible applicant under, “*FY19 Guidelines for Brownfields Assessment Grants, Section III.A*” (RFP #: EPA-OLEM-OBLR-18-06, CFDA #: 66.818), as a General Purpose Unit of Local Government, a municipality of the City of Eureka, California, per 2 CFR § 200.64. DUNS Number: 0962354450000

**2. Community Involvement**

The plan for involving the community includes several avenues of communication to inform the community and solicit public input and involvement. There will be minimum of 4 community meetings for this project. The 1st community meeting will include a description of the project and present the results of the Site Inventory process and discuss the next phase. This workshop will introduce the project to the public, define project parameters, inform the community of project opportunities and constraints, and solicit opinions from the community to help guide the tasks to come. The additional meetings will be held at crucial phases of the project. The final community workshop will disseminate the report and present outputs of the assessment project. Community meetings have been successful in the past for similar projects.

**3. Expenditure of Assessment Grant Funds**

The City of Eureka does not have an active EPA Brownfields Assessment Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Eureka

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0962354450000

d. Address:

\* Street1:

531 K Street

Street2:

\* City:

Eureka

County/Parish:

Humboldt

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

95501-1146

e. Organizational Unit:

Department Name:

Public Works

Division Name:

Engineering

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Douglas

Middle Name:

\* Last Name:

Umland

Suffix:

Title:

Project Manager

Organizational Affiliation:

City of Eureka

\* Telephone Number:

(707) 268-5230

Fax Number:

\* Email:

dumland@ci.eureka.ca.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Eureka Waterfront Revitalization - Community-Wide Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: